

A. PROJECT DESCRIPTION

The State Environmental Policy Act (SEPA)¹ requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An Environmental Impact Statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information and identify impacts associated with the proposal (and to reduce or avoid impacts, if possible) and to help the City decide whether an EIS is required. This Environmental Checklist has been prepared in compliance with the State Environmental Policy Act; the SEPA Rules, effective April 4, 1984, as amended (Chapter 197-11, Washington Administrative Code); and the Seattle City Code (25.05), which implements SEPA.

1. Name of Proposed Project:

Ballard Hub Urban Village – Industrial Land Rezone

2. Name of Applicant:

City of Seattle Department of Planning and Development

3. Address and Phone Number of Applicant and Contact Person:

City of Seattle Department of Planning and Development
700 Fifth Avenue, Suite 2000
P.O. Box 34019
Seattle, Washington 98124-4019

Contact Person: Andrea Petzel
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4. Date Checklist Prepared

October 31, 2009

5. Agency Requesting Checklist and Contact Person:

Agency: Seattle Department of Planning and Development
700 Fifth Avenue, Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019

Contact: Andrea Petzel, Land Use Planner
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¹ Chapter 43.21C. RCW

6. **Proposed Timing or Schedule (including phasing, if applicable):**
It is anticipated that the proposed rezone will be completed by Spring 2010.
7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**
If the proposed rezone is approved by the Seattle City Council, it is anticipated that development would occur in the future, in a manner that would be consistent with changes allowed by the City's Land Use Code and the zoning district that the project is located within. However, specific development plans are not known to the applicant at this time.
8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:**
None
9. **Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain:**
We are not aware of any specific development proposals in the areas that would be rezoned. When Master Use Permits (MUP) applications are submitted for other development of the site in the future, additional project-level environmental review will be required at that time.
10. **List any government approvals or permits that will be needed for your proposal, if known:**
Ordinance approving the proposed rezone and an amendment to the Comprehensive Plan.
11. **Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.**

The Department of Planning and Development (DPD) proposes a rezone of industrial areas within the Ballard Hub Urban Village (HUV). In December, 2007, City Council adopted Resolution 31026, which directed DPD to examine the boundaries of industrial-zoned land. At the same time, Council adopted an amendment to the Comprehensive Plan, which discourages certain industrial zones within Urban Villages. There are three Urban Villages that contain industrial zones: Ballard, Fremont and Eastlake. This SEPA determination focuses exclusively on Ballard.

This rezone proposal focuses on industrial land within the Ballard Hub Urban Village. There are several instances where zoning lines do not correspond to lot lines, resulting in split zoned parcels. DPD proposes making minor changes to rectify the issue of split-zoned parcels, which will result in changes to small areas of land with current zoning designations other than industrial.

In addition to subarea rezone recommendations, the following general recommendations for all Industrial Commercial zones within designated Urban Villages and Urban Centers are also proposed as part of this report:

- Design Review
- Green Factor

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any. If a proposal would occur over a range of area, provide the range or boundaries of the site(s).

The proposed rezone would apply to roughly 20 acres in the Ballard Hub Urban Village. The rezone does not impact any land in the Ballard-Interbay Northend Manufacturing and Industrial Center (BINMIC). The rezones are divided into the following three subareas:

Subarea 1: The north side of Market St., between 24th Ave. NW and 30th Ave. NW, currently zoned Industrial Buffer (IB) U/45 and Commercial 1(C1)-65. Subarea 1 is approximately 3.5 acres.

Subarea 2: The south side of Market St., between 26th Ave. NW, and 30th Ave. NW (includes one parcel to the east of 26th Ave. NW), currently zoned General Industrial 2 (IG2) U/65. Subarea 2 is approximately 5.9 acres.

Subarea 3: The area around Leary Ave. NW, between 15th Ave. NW and 20th Ave. NW, currently zoned IB-U/65, IG2-U/65, Midrise (MR) and C1-65. Subarea 3 is approximately 10.8 acres.

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other: _____**

The rezone area is relatively flat but includes a small area that slopes downward towards the south, on the north east corner of subarea1.

- b. What is the steepest slope on the site (approximate percent slope)?**

Subarea 1 contains a very small amount of designated steep slope area, midway between 28th and 30th Ave. NW. The steepest slope has an approximate 12 foot grade change, but the site is currently developed, and the proposed rezone would not increase the impacts to this area. There are no other critical areas present in any of the rezone subareas.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.**

The soils throughout most of the area consist of Vashon Till in subareas 1 and 2. Subarea 3 is mostly Vashon Till with a small portion of the soil found to be Vashon Recessional Outwash.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

There are no surface indications or history of unstable soils at the rezone area. There is however, a small designated ECA steep slope straddling subarea 1 and 2.

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.**

The Proposed Action is a non-project rezone action, and thus no filling or grading is proposed at this time. No site-specific development relating to this proposal is currently pending.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.**

The Proposed Action is a non-project rezone, and thus no impacts related to clearing or erosion are identified at this time. No site-specific development proposal relating to this rezone is currently pending that would result in erosion impacts.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**

The majority of the area to be rezoned is already covered with impervious surfaces. Current uses include residential uses, office uses, restaurant uses, service buildings uses, and general industrial uses. As noted, the Proposed Action is a non-project rezone. No site-specific development proposal relating to this rezone is currently pending.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:**

The Proposed Action is a non-project rezone and, therefore, would not result in any site-specific earth-related impacts. No mitigation is, therefore, necessary. Subsequent, site-specific development that undergoes SEPA review could result in earth-related impacts and, as a result of those impacts, reasonable measures would be identified to mitigate such impacts.

2. Air

- a. What type of emissions to the air would result from the proposal (i.e., dust, automobile, odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.**

The Proposed Action is a non-project rezone. No site-specific development proposal is currently pending. No air quality emissions, therefore, are anticipated as a result of the Proposed Action. Subsequent site-specific development that undergoes SEPA review could result in localized air quality-related impacts. Such impacts would be addressed as part of the environmental review process associated with those project-specific developments.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

No. The site is near industrial areas. These uses are sources of odor and emissions in the existing condition. These do not directly affect the rezone proposal in that most of the proposed rezone is also to an Industrial designation. However, some uses permissible within the IC zone, such as schools or lodging uses could be sensitive to odors or air emissions.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

The proposed rezone would not result in air quality-related impacts; therefore, no mitigation is necessary. Subsequent site-specific development might result in air quality-related impacts, but would undergo future project-specific SEPA review. If necessary, as a result of those impacts, reasonable measures would be identified to mitigate such impacts.

3. Water

a. Surface:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

The Lake Washington Ship Canal, specifically Salmon Bay, is located south of area proposed to be rezoned.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

As a rezone action, the proposal would not involve any work over, in or adjacent to surface waters.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

The proposed action is a non-project rezone. No fill or dredge material would be placed in or removed from any surface water body as a result of this proposal. Impacts associated with subsequent site-specific development would be addressed in conjunction with future environmental review processes associated with such development.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.**

No. The proposed rezone would not require any surface water withdrawals or diversions.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

The rezone area is not known to be located within a 100-year floodplain nor is it mapped as such on City of Seattle maps.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

No. The proposed rezone would not involve any discharges of waste material to surface waters.

b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.**

No. The proposed rezone would not require withdrawal of groundwater or discharge to groundwater. Subsequent site-specific development proposals that undergo SEPA review conceivably might withdraw or discharge groundwater, although the likelihood of that is low due to general availability of urban utilities. Such impacts would be addressed as part of the environmental review process associated with the project-specific development.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

The proposed rezone would not result in discharge of any waste material into the ground. Subsequent site-specific development proposals that undergo SEPA review conceivably might result in localized discharges, although the likelihood of that is probably low due to general availability of urban utilities. However, such impacts would be addressed as part of the environmental review process associated with a future project-specific development.

c. Water Runoff (including storm water):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

As noted previously, this proposal is a rezone, and no stormwater runoff would occur as a direct result. The site has been fully developed and has an existing storm drainage system.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.**

The site is subject to surface stormwater drainage and has a stormwater drainage system. No additional waste materials would enter ground or surface waters as a result of this proposed non-project rezone action. Potential drainage impacts would be subject to future project-specific environmental review processes, within which the potential for surface waters to receive stormwater drainage runoff, and the means to control or prevent drainage impacts to such water, would be analyzed for specific development proposals.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

The proposed rezone would not result in water-related impacts; therefore, no mitigation is necessary. Following drainage analysis for future site-specific development proposals, mitigation measures as necessary could be identified to mitigate such impacts.

4. Plants

- a. Check or circle types of vegetation found on the site:**

☒ deciduous tree: alder, maple, aspen, other

☒ evergreen tree: fir, cedar, pine, other

☒ shrubs

☒ grass

☐ pasture

☐ crop or grain

- ☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

The rezone area is currently developed with surface parking and buildings. Other than minimal street and parking area landscaping, very little vegetation exists on the sites where the zoning would change.

b. What kind and amount of vegetation will be removed or altered?

The Proposed Action is a non-project rezone. No vegetation would be removed as a result of this action.

c. List threatened or endangered species known to be on or near the site.

There are no known threatened or endangered plant species on or proximate to the rezone area. Subsequent, site-specific development that undergoes SEPA review may evaluate project-specific plant-related impacts.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

As noted, the Proposed Action is a non-project rezone. No site-specific development is currently pending for the rezone area. Following further analysis for future site-specific development proposals, mitigation measures as necessary could be identified to mitigate vegetation-related impacts.

5. Animals

a. Circle (underlined) any birds and animals that have been observed on or near the site or are known to be on or near the site:

birds: hawk, eagle, songbirds, other: seagulls, pigeons, crows

mammals: deer, bear, elk, beaver, other: _____

The rezone area contains limited wildlife habitat consisting of edges of developed property. In the general vicinity, however, some locations are more lightly developed (although adjacent to industrial and commercial development and associated parking lots) and could support a variety of wildlife adapted to urban developed areas and river corridors.

b. List any threatened or endangered species known to be on or near the site.

There are no known endangered species within the area vicinity. The proposed non-project rezone action would not impact the shoreline district or Salmon Bay, and site-specific development that undergoes SEPA review would need to evaluate potential project-specific animal-related impacts.

c. Is the site part of a migration route? If so, explain.

To the best of our knowledge, this rezone area is not part of a migration route.

d. Proposed measures to preserve or enhance wildlife, if any:

No site-specific development is currently pending for the rezone area. The proposed rezone would not result in wildlife-related impacts; therefore, no mitigation is necessary. Following further analysis for future site-specific development proposals, mitigation measures as necessary could be identified to mitigate wildlife-related impacts.

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The Proposed Action is a non-project rezone and would not generate additional demand for energy. Subsequent, project-specific development would utilize energy sources; however, such demand would be evaluated as part of environmental review processes associated with future specific development proposals.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

It is not anticipated that solar access would be greatly affected as a result of this rezone. Subsequent, site-specific development would address energy-related impacts and shading as part of the environmental review process for such development. In addition, there are no proposed increases in height as part of this rezone.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

No site-specific development is currently pending for the rezone area. The proposed rezone would not result in energy-related impacts; therefore, no mitigation is necessary. Following further analysis for future site-specific development proposals, mitigation measures as necessary could be identified to mitigate energy-related impacts.

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

As noted previously, this Proposed Action is a non-project rezone. No environmental health hazards would occur as a result of this proposed non-project rezone. With regard to the rezone area, there are known environmental health hazards on or near the rezone area that are associated with previous land uses. Future SEPA review for subsequent site-specific development proposals would evaluate the potential for project-specific environmental health-related impacts and clean-up of existing contamination, to the degree necessary.

1) Describe special emergency services that might be required.

The Proposed Action is a non-project rezone. No special emergency services would be required as a result of adoption of this rezone.

2) Proposed measures to reduce or control environmental health hazards, if any:

The proposed rezone would not result in environmental health-related impacts; therefore, no mitigation is necessary. Subsequent, site-specific development proposals could potentially result in environmental health-related impacts, and would be reviewed under SEPA which, if necessary, would identify reasonable measures to mitigate such impacts.

b. Noise

1) What types of noise exist in the area that may affect your project (for example: traffic, equipment operation, other)?

The predominant sources of noise on and adjacent to the rezone area and throughout the vicinity of the rezone area comes are the heavy industrial uses in the adjacent BINMIC area and vehicle traffic.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from site.

As noted, the Proposed Action is a non-project rezone; therefore, no noise-related impacts of the proposal would occur. Subsequent, site-specific development that undergoes SEPA review could potentially result in or be subject to localized noise-related impacts, both in conjunction with construction and operation of the building, and/or in relation to operation of nearby airport facilities. Such impacts, however, would be addressed as part of the environmental review process associated with future project-specific development.

3) Proposed measures to reduce or control noise impacts, if any:

The proposed rezone would not result in noise-related impacts; therefore, no mitigation is necessary. Subsequent, site-specific development could potentially result in noise impacts and would be reviewed under SEPA which, if necessary, would identify reasonable measures to mitigate such impacts.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

Subarea 1 contains 15 parcels spread east-west along NW Market St. Subarea 1 also includes four lots on the south side of NW 56th St. between 24th Ave. NW and unimproved 26th Ave. NW currently zoned C1-65. Including these parcels in the rezone to NC, would resolve three cases of split-zoned properties, and render the entire block more compatible with the character of the Ballard HUV. The majority of uses fall within the retail sales/service category, and include a restaurant, bar, and a liquor store. Other uses include an automotive repair shop, a small deli and grocery, artist work space/studios, a real estate office building, a VFW hall, and several parcels associated with a lumber warehouse. Under the proposed rezone to NC2-40 there is one heavy sales and services use would be nonconforming. Under the proposed rezone to NC3-65, there is one outdoor storage use would be non-conforming.

Subarea 2 is composed of nine parcels of land, mostly general commercial and light industrial use. A glass manufacturer, metal manufacturer, auto services, parking lot, restaurant/bar and various retail sales businesses are located in the area. The proposed rezone would not create any nonconforming uses in subarea 2

Subarea 3 is over ten acres of land are divided among thirty-five parcels in mostly general commercial and light industrial uses. An auto dealer, numerous services and other small retail businesses are located in the area, as are three multifamily residential buildings. Historically, subarea 3 has served as a transition between the water-dependent industrial uses to the south and the Ballard business district to the north and east. Numerous properties contain warehouse structures that provide storage and a range of commercial services to other businesses in the area. The proposed rezone would not create any nonconforming uses in subarea 3.

b. Has the site been used for agriculture? If so, describe.

No, according to city records, this area has been used for commercial and/or industrial use since the early 1900s.

c. Describe any structures on the site.

Existing structures in the rezone area include mostly one and two-story buildings. Among the structures are the Limback Lumber Company, a City Light Sub Station, the Nelson Chevrolet former auto showroom and several light industrial buildings. The Nordic Heritage Museum also has plans to locate in subarea 2.

d. Will any structures be demolished? If so, what?

As noted, the proposal is a rezone. No project-specific development, or demolition, is included.

e. What is the current zoning classification of the site?

The rezone areas are presently zoned:

- Industrial Buffer IB U/45
- Industrial Buffer IB U-65
- Commercial C1-65
- Industrial General IG2 U/65
- Mixed Residential MR

f. What is the current comprehensive plan designation of the site?

The Comprehensive Plan includes the rezone areas in the Ballard Hub Urban Village and designates the rezone areas as “Industrial” on the Future Land Use Map.

In a separate legislative action, DPD is proposing a Comprehensive Plan Future Land Use Map change for subarea 1 from Industrial to Commercial/Mixed-Use.

g. If applicable, what is the current shoreline master program designation of the site?

The majority of the rezone area is outside the shoreline area with the exception of a small southern portion of subarea 2 that has a Shoreline overlay designation of Urban Industrial.

h. Has any part of the site been classified as an “environmentally critical” area? If so, specify.

Subarea 1 contains a very small amount of designated steep slope area, midway between 28th and 30th Ave. NW. The site is currently developed, and the proposed rezone would not increase the impacts to this area. There are no other critical areas present in any of the rezone subareas.

i. Approximately how many people would reside or work in the completed project?

The Proposed Action involves a rezone and no development proposal, so there is no associated proposed resident or employee population. Most of the proposed rezone area would be changed to a different industrial classification, where residential uses are not permitted.

j. Approximately how many people would the completed project displace?

The Proposed Action is a non-project rezone and, therefore, does not involve any displacements.

k. Proposed measures to avoid or reduce displacement impacts, if any:

None proposed.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

None proposed. The proposed zone of Industrial Commercial, Neighborhood Commercial and Lowrise is anticipated to be consistent with existing land use plans.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

As noted, the Proposed Action is a rezone. No project-specific development is included as part of the Proposed Action, nor is housing expected to be included in future development proposals.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

The proposal is a rezone; no dwelling units would be eliminated.

c. Proposed measures to reduce or control housing impacts, if any:

None proposed.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

As noted, the Proposed Action is a rezone with no structures proposed. The highest proposed height limit is 65 feet, which is the same as the current height limit for most of the proposed rezone area. Future site-specific development would be subject to future SEPA review that would evaluate potential, project-specific aesthetic-related impacts as part of the City's MUP, SEPA, and Design Review processes.

- b. What views in the immediate vicinity would be altered or obstructed?**

There is a small portion in subarea 1 that is proposed for an increase in allowable building height from IB- 45 to NC-65. This impacts two parcels, and would not affect any of the City's designated public view corridors and poses minimal impacts to public or private views.

- c. Proposed measures to reduce or control aesthetic impacts, if any:**

Applicants would be required to undergo design review and meet Green Factor standards of .30.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?**

As noted, the proposal is a rezone. No project-specific development is proposed and, therefore, no light or glare-related impacts would occur as a result of the proposed changes. Future site-specific development would be subject to future SEPA review that would evaluate potential, project-specific light and glare-related impacts as part of the City's SEPA review process.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?**

No. As a non-project rezone action, the proposal would not result in light, glare, or view-related impacts.

- c. What existing off-site sources of light or glare may affect your proposal?**

As a non-project rezone action, there are no off-site sources of light or glare that would affect this proposed rezone.

- d. Proposed measures to reduce or control light and glare impacts, if any:**

None proposed.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?**

In the vicinity, the City has plans to extend the Burke-Gilman Trail directly south of Subarea 2.

- b. **Would the proposed project displace any existing recreational uses? If so, describe.**

No.

- c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**

None proposed.

13. Historic and Cultural Preservation

- a. **Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.**

Subarea 3 is adjacent to the Ballard Historic District, and there is one parcel in subarea 3 at the northeast corner of NW Dock Pl. and NW Leary Ave. that contains 3,000 sq. ft. of land that is within the Ballard Historic District. The parcel contains a historic coal shed that is currently used as a pipe yard. The 3,000 sq. ft. portion of the parcel that lies in the Historic District is zoned C1-65, with the remaining 15,800 sq. ft. of the parcel zoned IG2-U/65. DPD recommends rezoning the entire parcel to IC U/65.

A rezone to IC would not change the historic district designation. Future possible site-specific development would be subject to SEPA review that would evaluate the potential for specific historic and cultural resource impacts as part of the City's SEPA review process.

- b. **Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.**

As noted above, there is one parcel in subarea 3 that has 3,000 sq. ft. designated as part of the Ballard Historic District.

- c. **Proposed measures to reduce or control impacts, if any:**

None proposed for this rezone proposal.

14. Transportation

- a. **Identify public streets and highways serving the site, and describe the proposed access to the existing street system. Show on site plans, if any.**

NW Market St. is a designated principal arterial that serves industrial users on the western edge of the BINMIC boundary, as well as traffic to and from Shilshole Marina and Golden Gardens.

The area is considered safe for pedestrians where there are sidewalks along the entire length of Market St. There is public access to a small pocket park along the water at the 28th Ave. NW St. end. This park is outside the rezone area and will not be directly impacted by the zoning change.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?**

The area is well-served by Metro bus service, with the 17, 44, and 46 routes running on a frequent basis. There is also a high level of bus service farther east along Market St. and on 15th Ave. NW, which are both within walking distance, and easily accessible by a bus transfer. Along with the increased employment opportunities that the IC zone is expected to eventually produce, a higher number of employees will have a greater potential impact on public services and transportation facilities.

- c. How many parking spaces would the completed project have? How many would the project eliminate?**

The Proposed Action is a non-project rezone. In light of that, no project-specific development is part of the proposal and no parking-related loss or gain would occur.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).**

The Proposed Action is a non-project rezone, with no effect on need for road or street improvements. It is anticipated that future possible development would be served by access to existing streets, for which new driveways or modification to existing driveways may be needed. Potentially, also, increased traffic volumes associated with future development permitted by the proposed zoning would contribute to additional congestion on streets in the area and the possibility of related adverse impacts. Such impacts would be addressed as part of the environmental review processes associated with future project-specific development proposals.

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

As noted previously, the Proposed Action is a non-project action. No project-specific development is proposed. Future potential development would be unlikely to use water and rail transportation, since the new zoning designation permits a wider array of uses that are typically less dependent upon water and rail transport. But future development under the proposed zoning might have a relationship to additional air transportation activities. Transportation-related impacts associated with future project-specific subsequent developments would be evaluated as part of the environmental review processes associated with proposals for such development.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.**

The Proposed Action would not generate any vehicular trips. Future site-specific development proposals would generate a different pattern of vehicular trips, and would be subject to additional environmental review processes that would evaluate the net change in vehicular trips and peak usage of nearby streets and intersections.

- g. Proposed measures to reduce or control transportation impacts, if any.**

The proposed non-project rezone would not result in transportation-related impacts; therefore, no mitigation is proposed.

15. Public Services

- a. **Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.**

No. As noted the Proposed Action is a non-project rezone. Subsequent site-specific development might potentially result in localized public service-related impacts. Such impacts would be subject to future environmental review processes associated with project-specific developments.

- b. **Proposed measures to reduce or control direct impacts on public services, if any.**

Since the proposed change would not result in any public service-related impacts, no mitigation is necessary.

16. Utilities

- a. **Circle (underline) utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.**

The rezone area is served by all utilities.

- b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in immediate vicinity that might be needed.**

As a non-project rezone action, no project-specific development is proposed and, therefore, no utilities are needed.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand the lead agency is relying on them to make its decision.

Signature:

Date submitted: _____

This checklist was reviewed by:

Land Use Planner, Department of Planning & Development

Any comments or changes made by the Department are entered in the body of the checklist and contain the initials of the reviewer.

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(Do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The proposed non-project rezone is not expected to have any increase on the discharge to water; emissions to air; production, storage or release of toxic or hazardous substances; or production of noise. The potential future development that could occur through this proposed rezone might increase discharges to air and water, add noise and potentially increase production of toxic or hazardous substances, depending on the density of future uses. If toxic or hazardous substances are currently present on sites in the proposed rezone area, due to past industrial activities, there is a potential for the release of such substances during future development activities. However, current regulations would prevent or reduce the potential for these sorts of impacts from adversely affecting the natural environment. Such potential impacts would be subject to project-specific environmental review processes if development proposals are submitted in the future.

Proposed measures to avoid or reduce such increases are:

Possible future site-specific development would be subject to SEPA review that would identify reasonable mitigation measures associated with identified impacts, as needed.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The Proposed Action is a non-project rezone, which would not affect plants, animals, fish or marine life. Subsequent higher densities of site-specific development may occur as a result of the proposed zoning change, and these potentially could generate incremental impacts on plants, animals, fish and marine life, although the exact increment of added impacts is not known at this time. However, it is also probable that current regulations would prevent or reduce the potential for these sorts of impacts from adversely affecting the natural environment. Future development would be subject to SEPA review that could involve evaluation of potential, project-specific impacts relative to plants, animals, fish or marine life.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Possible future site-specific development would be subject to SEPA review that would identify reasonable mitigation measures associated with identified impacts, as needed.

3. How would the proposal be likely to deplete energy or natural resources?

The proposed non-project rezone action would not deplete energy or natural resources. Future possible development would be expected to be substantially denser than current uses, and as such could use more energy and deplete natural resources. However, current or future regulations would

apply that would influence total energy use and/or natural resource depletion. Subsequent site-specific development that might occur consistent with the proposed zoning change would be subject to SEPA review that would involve evaluation of potential, project-specific impacts relative to energy and natural resources.

Proposed measures to protect or conserve energy and natural resources are:

None proposed for this non-project rezone proposal. Possible future site-specific development would be subject to SEPA review that would identify reasonable mitigation measures associated with identified impacts.

Requiring Green Factor could have a positive impact on energy conservation. In addition to being attractive, green elements in the landscape improve air quality, create habitat for birds and beneficial insects, and mitigate urban heat island effects.

4. How would the proposal be likely to use or affect environmentally critical areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The proposed non-project rezone action would not involve use of, or affect, designated environmentally critical areas that are identified in this question. The nearby Salmon Bay could be indirectly affected by the environmental impacts of future development. However, that type of impact would be best reviewed during future site-specific SEPA review that would evaluate the potential for project-specific impacts relative to environmentally critical areas in the general vicinity.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Subsequent site-specific development proposals would be subject to SEPA review that would identify reasonable mitigation measures associated with identified project-related impacts.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposed non-project rezone action would enable a more-intensive use of the rezoned area that would be more likely to include substantial commercial space and potentially some residential uses. However, the proposed zoning change is not likely to allow or encourage land or shoreline uses that would be incompatible with existing adopted land use plans. This is due to the proposed change from one Industrial zone designation to another Industrial zone.

The City's adopted policies call for maintaining industrial land for industrial uses. Although the proposed zoning classification (IC) is an industrial one, it is unique among the City's industrial zones for the large amount of commercial development it permits. To the extent future commercial uses on the site produce either traffic congestion that interferes with freight movement or other impacts on industrial businesses, the proposed zoning could be seen as less compatible with existing plans than the current zoning.

The rezone also includes a proposed zoning classification Neighborhood Commercial (NC), all of which is located on the northern side of Market Street. The NC designations will have minimal impacts affecting land and shoreline use.

As noted, the change proposed is legislative and not project-specific. Future site-specific development may occur consistent with the proposed zoning change, which would be subject to SEPA review that would involve evaluation of potential, project-specific impacts.

Proposed measures to avoid or reduce shoreline and land use impacts are:

None proposed.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The proposed non-project rezone action itself would not directly increase demands on transportation or public services and utilities. However, the proposed zoning change would enable a substantially more intensive use of the area, which would increase demand on roads, intersections and highway systems, as well as transportation services such as Metro and Sound Transit, and associated adverse impacts could occur with future development. Future site-specific development could occur consistent with the proposed zoning change and would be subject to SEPA review that would involve evaluation of potential, project-specific impacts relative to transportation, public services and utilities.

Proposed measures to reduce or respond to such demand(s) are:

None at this time. Subsequent site-specific development would be subject to SEPA review that would identify reasonable mitigation measures that would be associated with identified impacts of such future development.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposed non-project rezone would amend the City's Land Use Code and is not known to conflict with local, state, or federal laws or requirements for the protection of the environment.